

For Sale

Asking Price: €635,000

Sherry
FitzGerald

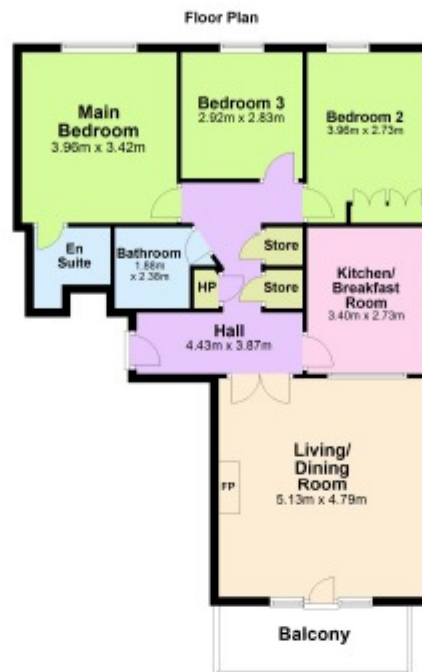


4 Waltham House, Clonfadda Wood, Mount
Merrion Avenue, Blackrock, Co. Dublin, A94 V051

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BER C1





A well-proportioned first floor three-bed apartment extending to c. 90sq.m. (969sq.ft.) and boasting bright light-filled accommodation with a south facing balcony overlooking the landscaped communal grounds.

Internally the accommodation comprises an entrance hallway with two shelved storage units and shelved hot press with dual immersion, double doors open into an open plan living/dining room that is flooded in natural southerly light with a door opening on to a covered paved balcony with a beautiful outlook over the communal grounds. A separate kitchen overlooks the side of the property. To the rear of the property are three bedrooms with the main bedroom availing of an en-suite shower room. A shower room completes the internal accommodation.

The convenient and highly sought after location really needs little introduction. Situated amongst communal landscaped grounds behind electric gates just off Mount Merrion Avenue within minutes of Blackrock village with its extensive amenities including two shopping centres, bijou eateries, the DART, the seafront and Blackrock Park making it arguably the best location in south Dublin. The N11 with a quality bus corridor at the top of Mount Merrion Avenue also offers ease of access to the city and the south. The 700 AirCoach service operate on the N11 and Rock Road. Some of Dublin's most renowned schools are also nearby including Blackrock College, St. Andrews College and Mount Anville as well as UCD which is very easily accessible.

SPECIAL FEATURES

- Three bedroom apartment on first floor
- South facing balcony overlooking the communal grounds
- Situated behind electric gates
- Designated parking and visitor parking
- Within a stone's throw of Blackrock Village, the seafront and DART
- Floor area of 90sq.m. / 969sq.ft. approx.
- Service Charge €2,945 per annum

ACCOMMODATION

Entrance Hall With recessed lighting, fuse box, intercom, two shelved storage press units, shelved hot press with dual immersion, double doors opening into;

Living/Dining Room With recessed lighting, timber fireplace with marble insert and hearth and electric inset, glass block feature to kitchen, floor to ceiling windows and door opening on to:

Balcony Covered, with sunny southerly aspect and tiled floor. Beautiful outlook over the communal grounds

Kitchen With high gloss finished wall and base units, tiled splash backs, single bowl sink, Zanussi fridge/freezer, Zanussi Washing machine, Bosch dishwasher, integrated Zanussi oven, 4 ring Indesit electric hob with extractor over, window to side

Bedroom 1 With window overlooking the rear, door to;

En-Suite With fully tiled walls and floors, wc, wash hand basin set into vanity unit with storage below, shower cubicle, CED heater & recessed lighting

Bedroom 2 With window overlooking the rear and excellent range of fitted wardrobes

Bedroom 3 With window overlooking the rear

Shower Room With fully tiled walls and floors, wc, wash hand basin set into vanity unit with storage, shower cubicle, CED heater and recessed lighting

GARDEN

The apartment benefits from a lovely, south facing balcony which overlooks the landscaped communal gardens.

BER

BER C1, BER No. 118569797

Energy Performance Indicator: 172.38 kWh/m²/yr





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.